

lot 15

87 High Street Brentwood, Essex CM14 4RR

Rent
£50,000 per
annum
exclusive

Freehold Retail and Office Investment

- Majority let to Cancer Research UK on a new 10 year lease
- Busy High Street Location
- Nearby occupiers include NatWest, Poundland, Robert Dyas and Zizzi
- Future residential development potential (subject to consents)



On the Instructions of **JLL**

Location

Miles: 12 miles south-west of Chelmsford
30 miles north-east of Central London
Roads: A12, A127, M25 (Junction 28)
Rail: Brentwood Rail
Air: London City and London Stansted Airports

Situation

Brentwood is a busy commuter town some 23 miles north-east of Central London. London Liverpool Street is accessible by train in 36 minutes. The property is prominently situated on the northern side of High Street, close to the Baytree Shopping Centre which houses occupiers including WH Smith, Wilko and B&M Bargains. Other nearby occupiers include NatWest, Poundland, Robert Dyas and Zizzi.

Description

The property comprises a ground floor retail unit with self-contained accommodation at first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

| Unit | Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reviews/ (Reversions) |
|--------------|--------|--------------|----------------------------------|---|------------------------------|----------------|-------------------------|
| 87 | Ground | Retail | 93.46 sq m (1,006 sq ft) | CANCER RESEARCH UK LIMITED (1) | 10 years from 24/06/2016 (2) | £33,000 | 24/06/2021 (23/06/2026) |
| 87 | First | Offices | 47.38 sq m (510 sq ft) | INDIVIDUAL t/a Brentwood Jewellers (3) | 5 years from 25/03/2016 | £8,000 | (24/03/2021) |
| 87 | Second | Beauty Salon | 70.14 sq m (755 sq ft) | INDIVIDUAL t/a Eden Beauty (4) | 5 years from 06/06/2016 | £9,000 | (05/06/2021) |
| Total | | | 210.98 sq m (2,271 sq ft) | | | £50,000 | |

- (1) Cancer Research UK is the UK's leading cancer charity. They fund world-class research into all aspects of cancer, providing information and influencing public policy. Cancer Research UK run over 550 shops across the UK. (Source: www.cancerresearchuk.org 04/11/2016)
- (2) The ground floor lease provides a tenant option to determine on 23/06/2021.
- (3) Brentwood Jewellers have been established for more than 25 years and produce bespoke jewellery. (Source: brentwoodjewellers.com 04/11/2016)
- (4) Eden Beauty is a beauty salon offering a variety of treatments. (Source: www.edenbeautybrentwood.weebly.com 07/11/2016)

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